

March 15, 2019

Chair & Members
Planning and Environment Committee
City of London
300 Dufferin Avenue
London, Ontario
N6A 4L9

**RE: White Oak - Dingman Secondary Plan, Dingman Creek EA and UTRCA Screening Area Mapping – Item 2.7
OUR FILE 13184A, 1402A**

We are submitting this letter on behalf of Bluestone Properties and Tradewinds Properties & Exeter Dingman Investments. Their combined land holdings comprise approximately 97 hectares (240 acres) within the White Oak – Dingman Secondary Plan area.

We wish to provide comments with respect to Item 2.5 – Application – White Oak – Dingman Secondary Plan – Update Report (O-8844) and Item 2.11 – Upper Thames River Conservation Authority – Dingman Creek Subwatershed Screening Area Mapping – Update.

We submitted correspondence to the November 12, 2018 PEC meeting outlining our concerns with the proposed Screening Area map for the Dingman Creek Subwatershed. The mapping represented a preliminary update to the UTRCA’s Regulatory Hazard Lands and encompassed large swaths of land within southwest London including developed and undeveloped properties. The mapping also identified a number of major arterial roadways that could now be within floodplain and/or hazard lands under major storm events. As outlined in our November 2018 letter, this could have significant implications on financing, insurance, and liability issues for hundreds of landowners in south west London.

Since then we have met on a number of occasions with City and UTRCA staff to better understand the formulation of the screening mapping and how this would affect our client’s lands within the White Oak – Dingman Secondary Plan area. We understand that the UTRCA Floodplain modelling is being further evaluated and that a peer review is underway to assess the draft hydrologic and hydraulic modelling. We support this peer review as the updated Regulatory Floodplain mapping will have far reaching implications on thousands of acres of land in the City and must provide accurate and realistic findings.

As a result of the peer review, we have been advised by City staff that the Secondary Plan for the White Oak Dingman area will need to be deferred until accurate development limits can be established. While we understand the need for the delay, we wish to remind Committee and Council of the importance of these lands in meeting the City’s long term economic goals. Further, the City has already invested

significant monies for the installation of major infrastructure to facilitate development of these lands. As such, we encourage the City to place a high priority on the completion of the peer review and to continue to advance the White Oak –Dingman Secondary Plan once the remaining information become available.

We wish to acknowledge the concerted effort of City staff in keeping us and our clients informed of these issues and look forward to achieving a mutually beneficial solution.

Yours truly,

MHBC



Carol Wiebe
Partner

cc. *Bernie Bierbaum, Bluestone Properties*
Colin Bierbaum, Bluestone Properties
Mardi Turgeon, Bluestone Properties
Tom Weisz, Tradewinds Properties & Exeter Dingman Investments
Greig Garland